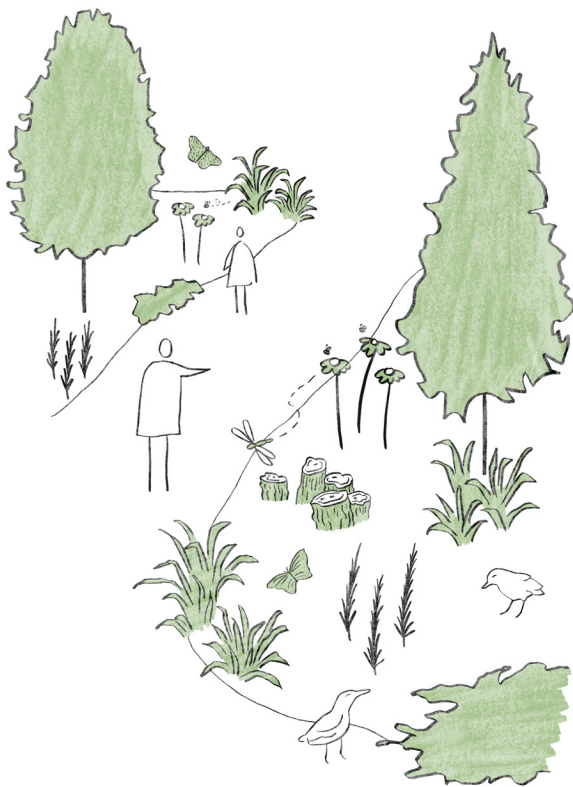




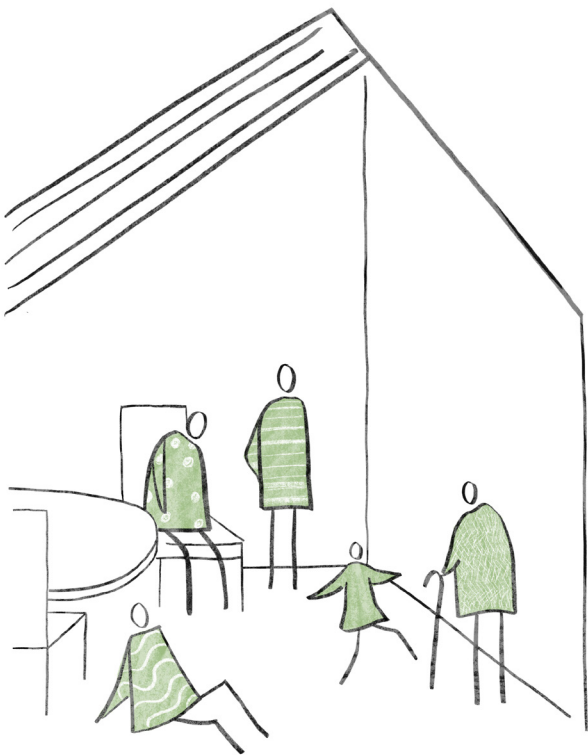
Project Aspirations



NEW FAMILY HOMES FOR LAMBETH



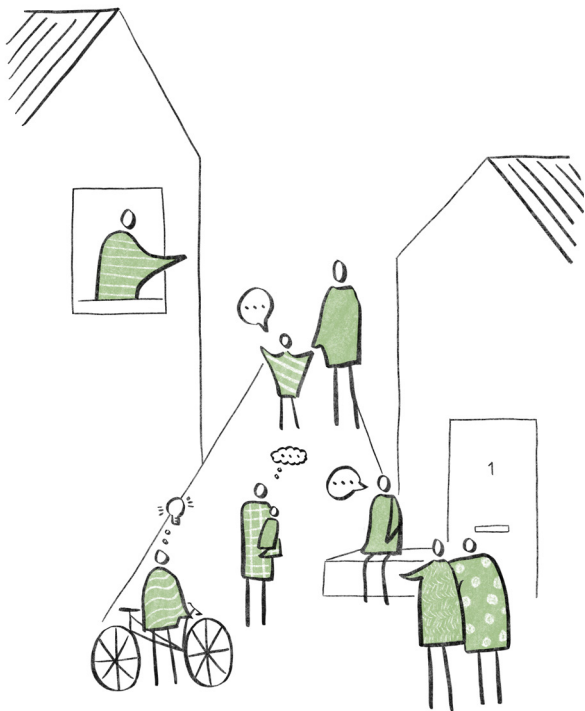
FOSTERING BIODIVERSITY



HOMES FOR LIFE



LOW CARBON DESIGN

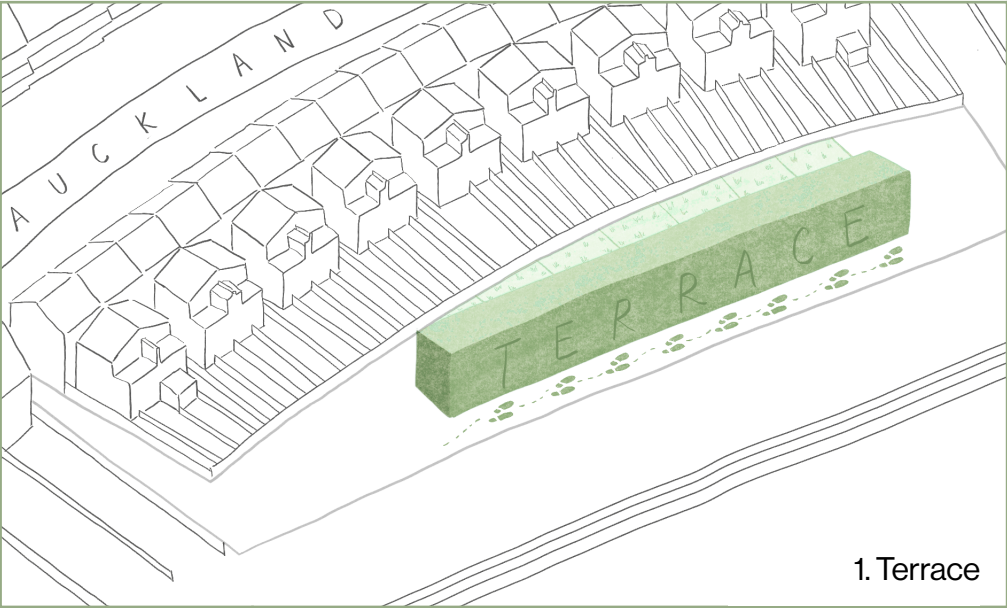


CREATING COMMUNITY

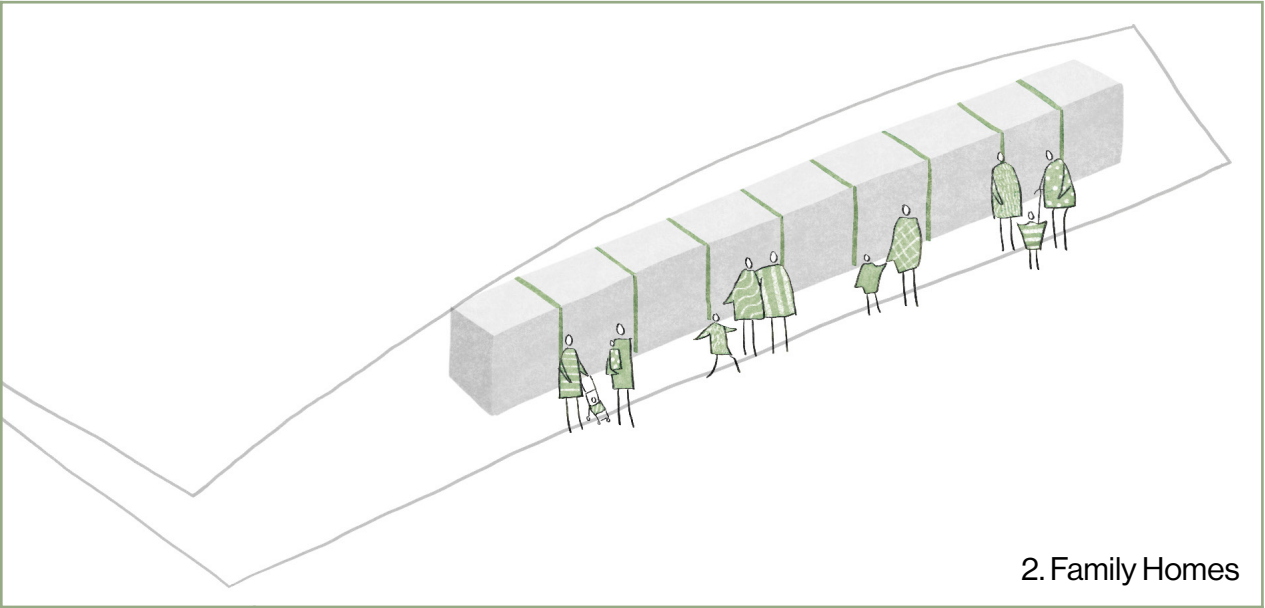


CAR FREE

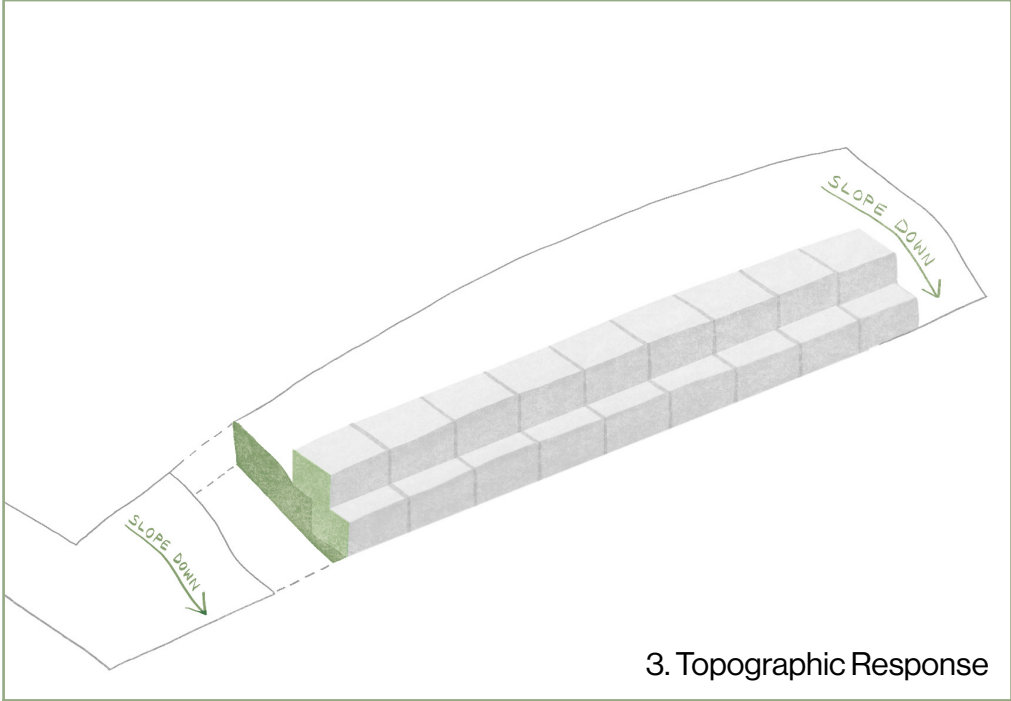
Site Strategy



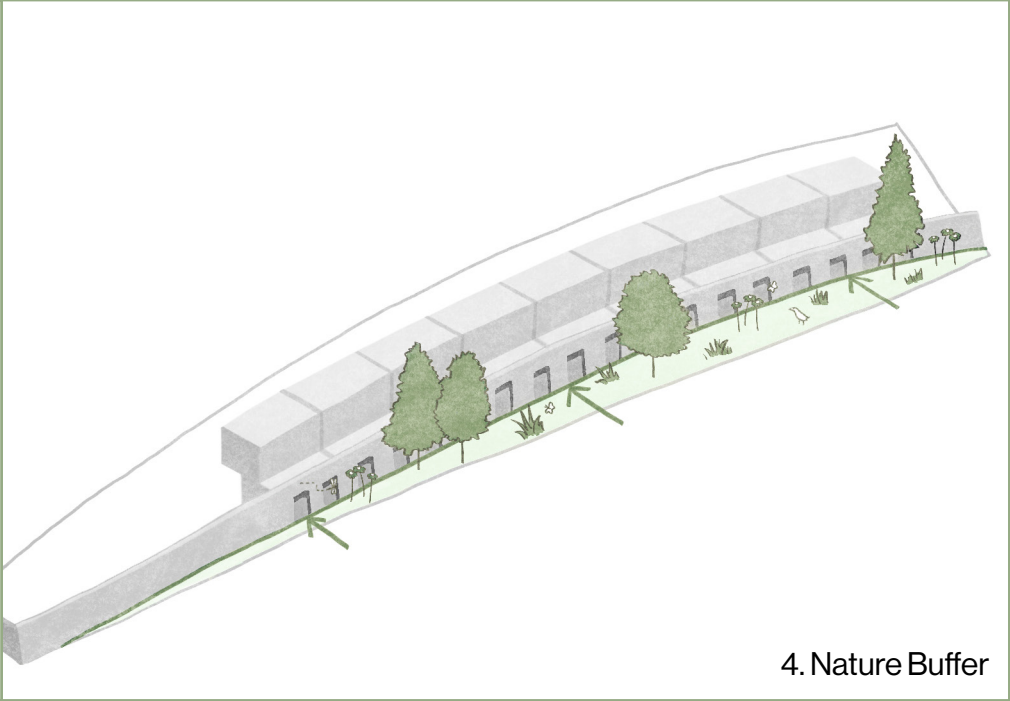
1. Terrace



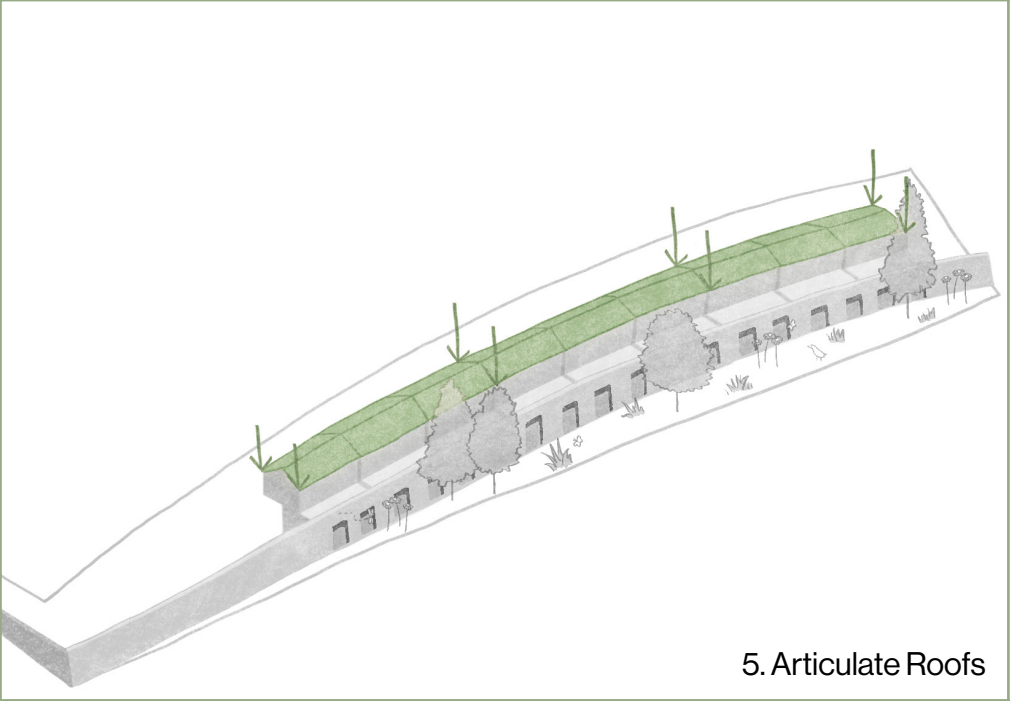
2. Family Homes



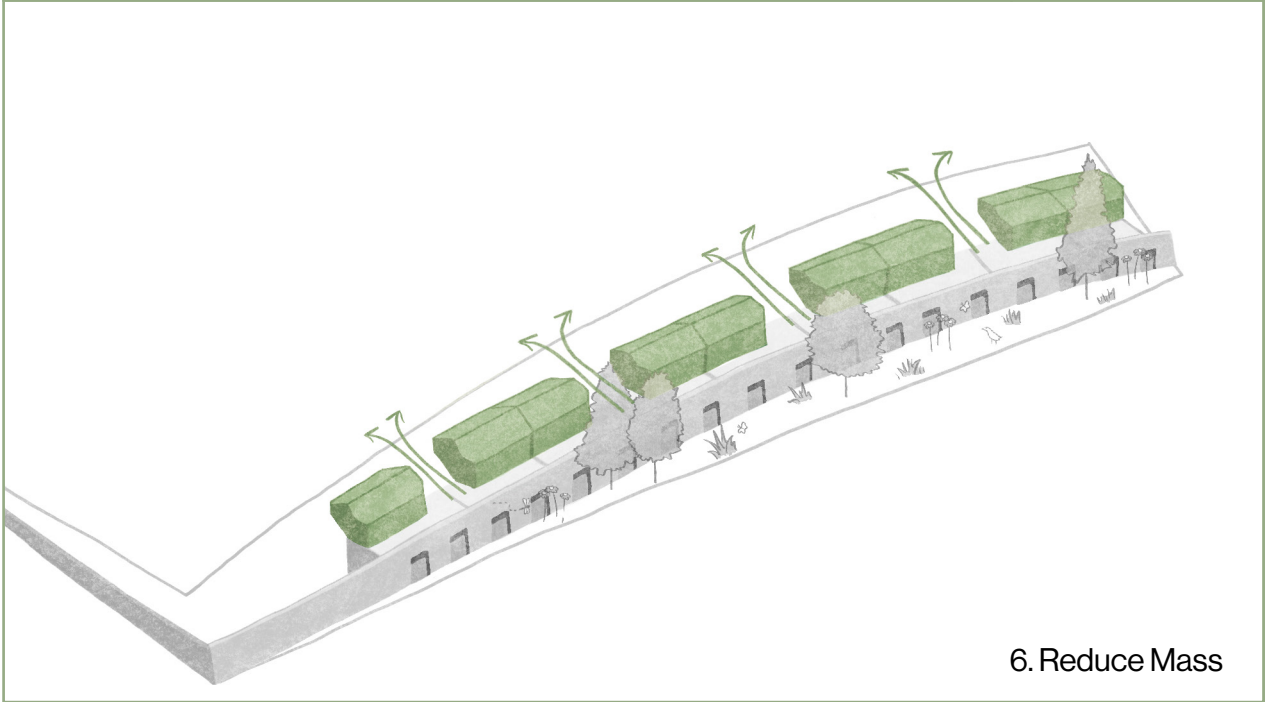
3. Topographic Response



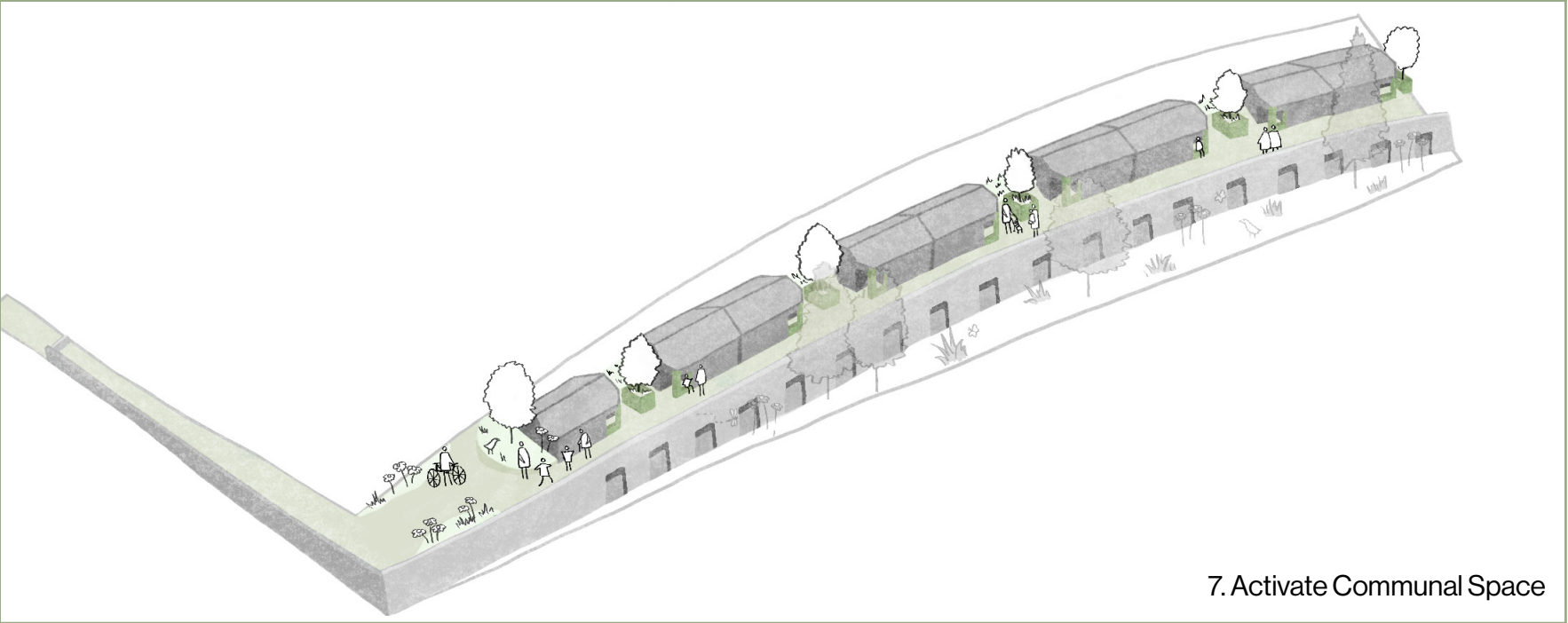
4. Nature Buffer



5. Articulate Roofs

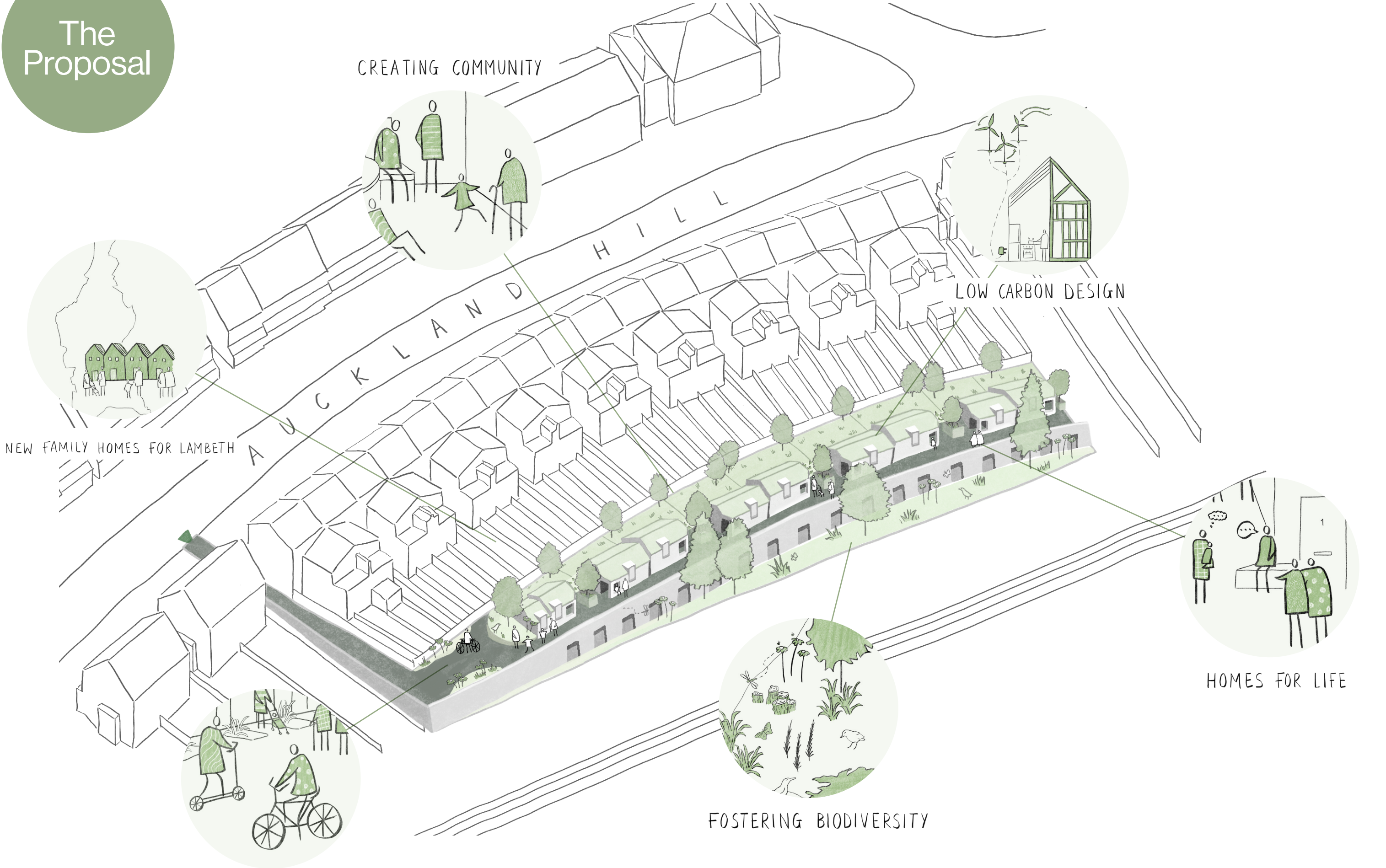


6. Reduce Mass



7. Activate Communal Space

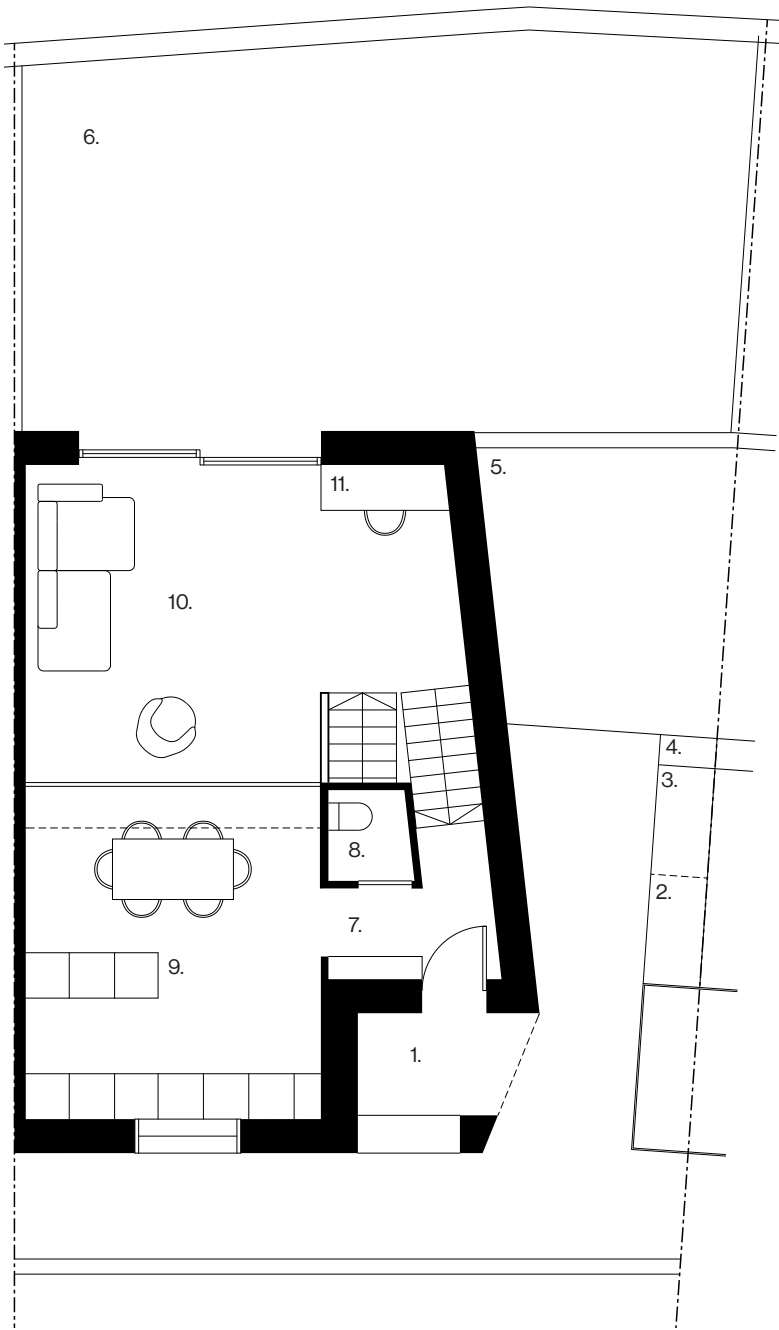
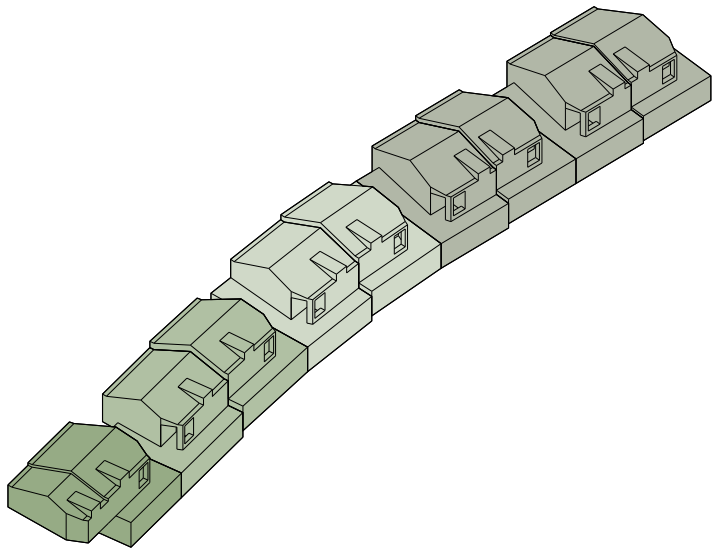
The Proposal



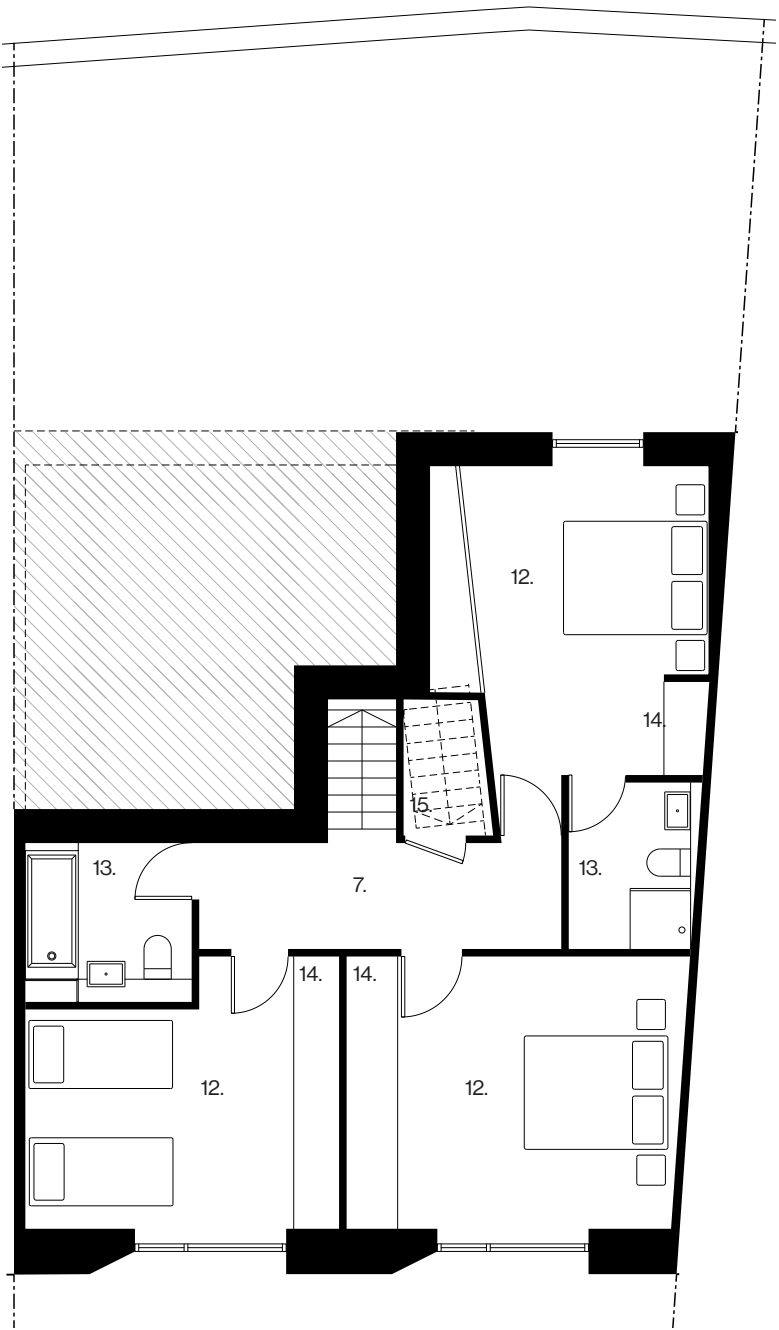
The Proposal



Unit Mix & Layouts



First Floor



Ground Floor

Type	Qty.	Bedrooms	GIA	GIA Total
A 3B6PM4(3)	1	3	106.0	106.0
B 3B6PM4 (2)	2	6	107.9	215.8
C 3B6PM4 (2)	2	6	114.8	229.7
D 3B6PM4 (2)	4	12	105.7	422.7
Totals	9	27		974.2
Average Dwelling GIA:			108.2	

1. Covered Entrance

2. Bin Store

3. Bike Store

4. Air Source Heat Pump

5. Green Roof

6. Private Garden

7. Hallway

8. WC

9. Kitchen / Dining Room
10. Living Room

11. Study Area

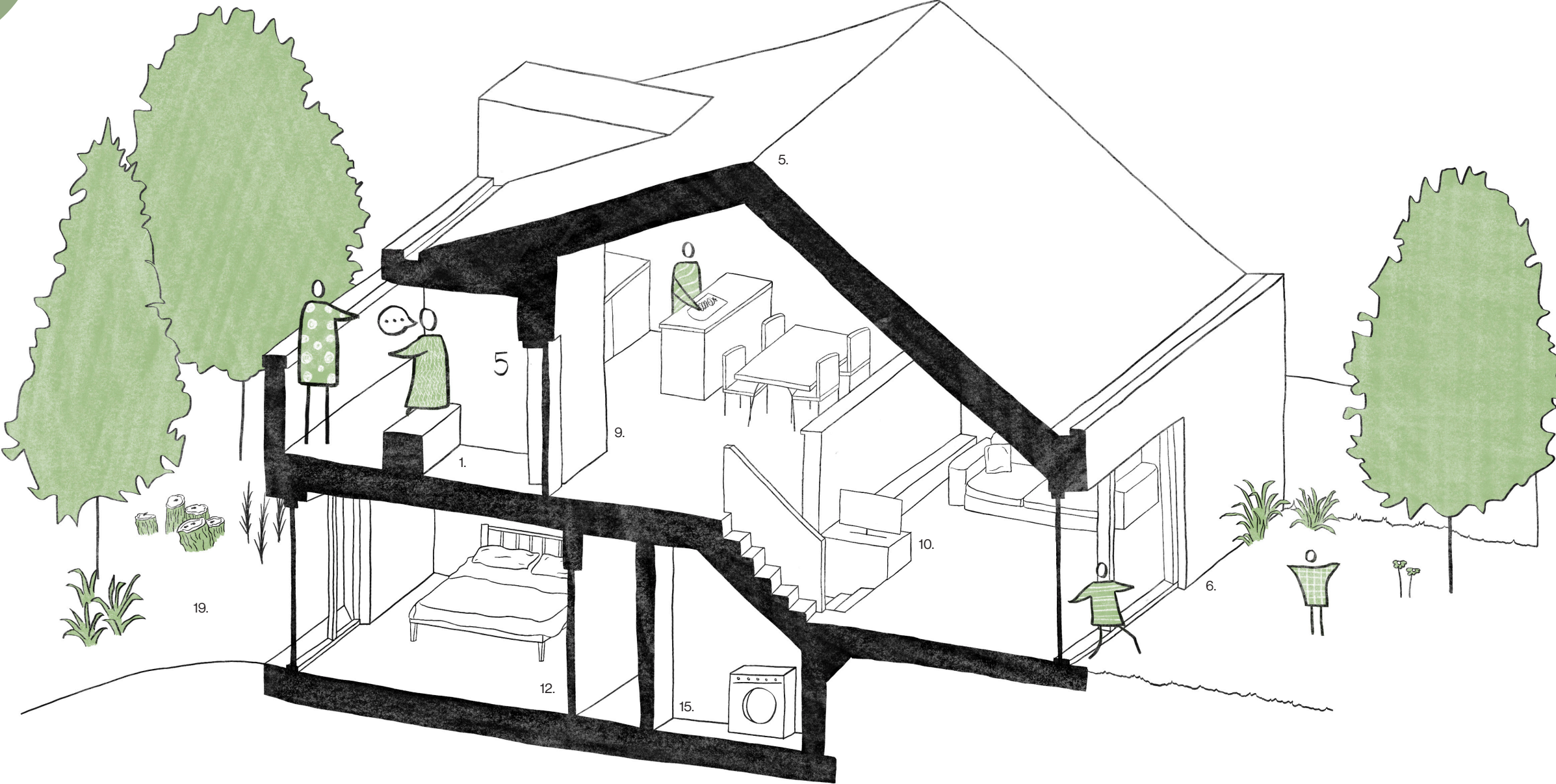
12. Bedroom

13. Bathroom

14. Wardrobes

15. Utility/Storage

A Family Home



- 1. Covered Entrance
- 2. Bin Store
- 3. Bike Store
- 4. Air Source Heat Pump
- 5. Green Roof
- 6. Private Garden
- 7. Hallway
- 8. WC
- 9. Kitchen / Dining Room
- 10. Living Room
- 11. Study Area
- 12. Bedroom
- 13. Bathroom
- 14. Wardrobes
- 15. Utility/Storage
- 16. Turning Area
- 17. Blue Badge Parking Bay
- 18. Planted Area
- 19. Ecology Gardens

Materiality

1. Timber Cladding.

Horizontal timber boards clad the upper volumes, enclosing the living spaces. Timber has been chosen both for it's environmental characteristics and as a reference to the site's history as a timber merchants yard.

2. Green Roofs

The geometry of the pitched roofs have been designed to a maximum pitch of 25° to enable extensive green roofs. Green roofs help towards enhancing biodiversity, and also play a role in the proposed sustainable drainage system/flood risk management.

3. Metal Cladding to dormers

The dormers are an important architectural feature, bringing light in to the dwellings and articulating the roofline and elevation at each dwelling. The metal cladding is copper in colour.

4. Metal Coping

To match dormer cladding. The coping caps the timber cladding and wraps over the roofs. The same metal is to be used for planters & in landscape features.

5. Aluminium Window Frames

Powder coated to match copings & dormer cladding. Double glazed windows to achieve U-Value of 1.4.

6. Lime Render

The lower level of the proposal is conceived as a landscaped podium and as such is wrapped in different materials. Lime render has been chosen as a sustainable & low-carbon alternative to cement-based renders. Subtle variations in texture from a rough pebble dashed finish to a smooth finish add visual interest to the elevation.



1.

2.

3,4,5.

6.

Landscape



Arrival Garden

An attractive and welcoming arrival space with an in ground and raised planting beds. The in-ground bed will take up surface water run off whilst providing a beautiful and biodiverse planting scheme with lot's of nectar rich pollinators for bees and birds. The trees, shrubs & plants have been selected to provide year round interest.



Extensive green roofs

Green roofs planted with a grass mix native to the south east of England. Green roofs alleviate and slow water run-off as well as providing a source of food & nectar for birds, bats and insects.



Brown roofs

Brown roofs differ from green roofs in that instead of soil a mix of sand, soil and even brick and concrete rubble are laid to varying depths. Along with rocks and logs this creates a great biodiverse habitat for wildlife.



Ecology Garden - Native pioneers, shrubs and woodland floor

The proposals for the Ecology Garden aim to promote the aims of the SINC by improving and enhancing the biodiversity offering. A graded woodland will be created with UK native species. A mosaic of grass, scrub and tree planting will be a haven for wildlife.



Raised resident planters

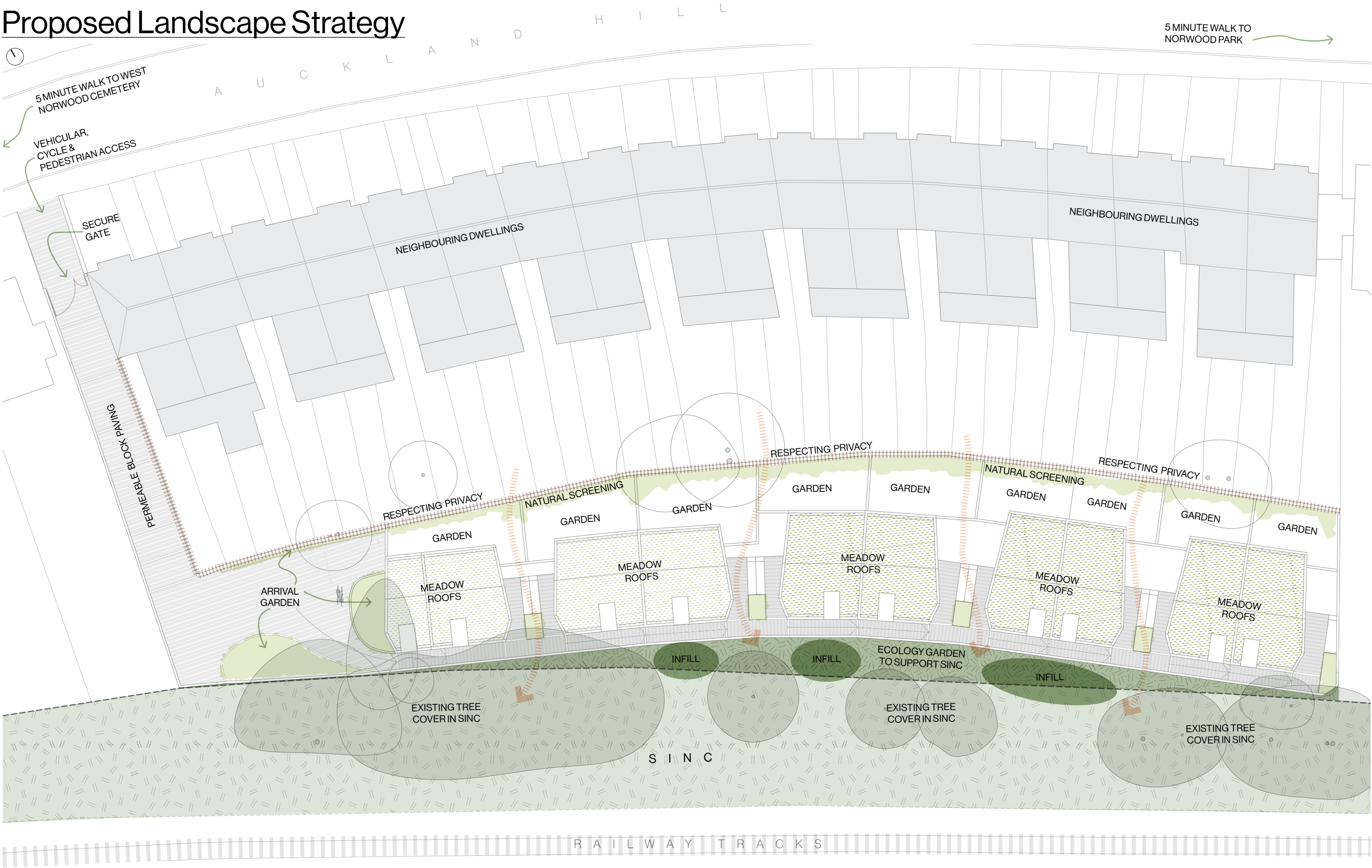
Planters shared between neighbours. These will be pre-planted with a mix of scented herbs and year long flowers.



Climbers

Will be located throughout the row, encouraged to grow over walls and up fences - trailing as they go.

Proposed Landscape Strategy



Planting Scheme

Arrival Garden



Corylus avellana 'Red Majestic'



Viburnum op. compactum



Sarcococca confusa



Alchemilla mollis



Helleborus foetidus



Libertia grandiflora



Sesleria autumnalis



Centranthus ruber albus



Salvia nemorosa



Convallaria majalis



Echinacea pallida



Sanguisorba 'Tanna'



Gaura lindheimeri



Erigeron karvinskianus



Geranium rozanne



Cimicifuga simplex 'Brunette'



Anemone x hybrida 'honorable jobert'




Verbena officinalis var. grandiflora 'Bampton'




- Tree planting key
- 2 no. Corylus avellana 'Red Majestic'
 - 5 no. Amelanchier lamarckii
 - 4 no. Betula pendula
 - 5 no. Corylus avellana
 - 28 no. mix, Malus Evereste, Euonymus europaeus & Crataegus monogyna

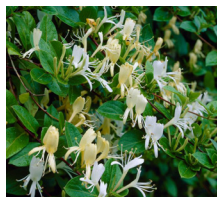
Climbers - Throughout



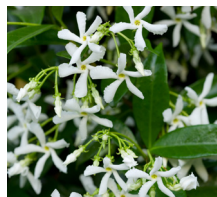
Hydrangea petiolaris



Clematis vitalba



Lonicera japonica 'Halliana'



Trachelospermum jasminoides

Resident Planters



Amelanchier lamarckii



Amelanchier lamarckii



Persicaria affinis 'Superba'



Nepeta x faassenii



Pittosporum tobira nanum



Rosemary




Sesleria autumnalis




Erigeron karvinskianus


Ecology Garden




Corylus avellana




Betula pendula multi-stem & single stem




Rosa canina




Euonymus europaeus




Malus Evereste




Crataegus monogyna




Eurybia divaricata




Carex pendula




Convallaria majalis




Galium odoratum




Digitalis




Epimedium x rubrum



Asplenium scolopendrium



Iris foetidissima



Euphorbia Robbiae

Biodiversity & the SINC

Key proposal features to support and promote biodiversity



Bat boxes



Bird boxes



Loggery for stag beetles and other insects



Plants and trees providing nectar and pollen



Trees providing fruit for birds and mammals



Green and brown roofs



Wild areas

What is a SINC?

SINC's are sites of substantive nature conservation value. Their designation is a non-statutory one but they are important for enabling the planning system to recognise, protect and enhance special sites.

SINC's primary role is to help ensure biodiversity is given due consideration through the planning system. SINC's are designated through the rigorous application of local criteria to ensure designation is justified on biological or geological grounds.

The proposals work alongside the overall aims of the SINC. We want to continue to promote the SINC as a valuable wildlife corridor and go further by removing rubbish and invasive species from the site. The planting proposed alongside the SINC is all UK native species that have multiple and varying benefits for wildlife and the SINC's overall biodiversity.



Photo of the SINC neighbouring the proposed development area - Fly-tipping has meant a lot of rubbish accumulating over the years. This is on Network Rail owned land.

Tree selection for biodiversity

Silver birch
This tree hosts more than 300 insect species and is the best tree for moth larvae. The catkins provide food for birds, being especially liked by redpolls and tits, and woodpeckers like to nest in the trunk. Plenty of light reaches the ground through the airy canopy, allowing other plants to grow underneath.

Hawthorn
The native hawthorn provides food for hundreds of insect species, including the hawthorn shield bug and the orchard ermine moth, while its dense foliage provides excellent habitat for birds. Dormice like to eat the May flowers, which also provide nectar for bees. Thrushes, finches, starlings and small mammals eat the haws in autumn.

Crab Apple
The pretty spring blossom on crab apples is not only heaven to look at, but an irresistible draw for pollinators too. Later on, the bright coloured fruits provide food for birds and mammals including voles and badgers (if you've spared any from the crab apple jelly!). Many caterpillars eat its leaves, including those of the stunning hawk moth. The tree can also play host to mistletoe. A wildlife winner.

Hazel
Up to 106 insect species and 68 species of Lepidoptera (butterflies and moths) have been found to live on hazel. Moreover, the nuts are eaten by the likes of dormice, wood mice, jays, woodpeckers and others. You can tell if a dormouse has been calling by the shape of the nibble on the hazel shell – they leave a smooth round hole. Squirrels and woodpeckers, meanwhile, tend to break the shell.



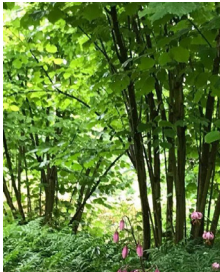
Silver birch



Hawthorn



Crab apple



Hazel

Railway lineside and graded woodland edge

Many sections of railway lineside habitat is relatively open in character, as a result of ongoing and regular clearance of self-set native and non-native trees for rail safety and operational purposes, combined with cutting back scrub and dense grass where this could pose a fire risk.

The proposals for the areas neighbouring the SINC will create a mosaic of scrub, grassland, bare ground and trees, all of differing height, density and species. This offers a high diversity of habitats and micro-habitats, and different microclimates, which favours an equally high diversity of important wildlife like invertebrates, reptiles, amphibians, small mammals and birds.

In addition to this it would be desirable to create a graded edge between the scrub and the open grassland/scrub areas. Transition areas like this maximise the habitats in a small area thereby increasing the number of species which can be supported. For example many birds like to forage in the open areas but require the woodland as cover to hide from predators and for nesting sites.

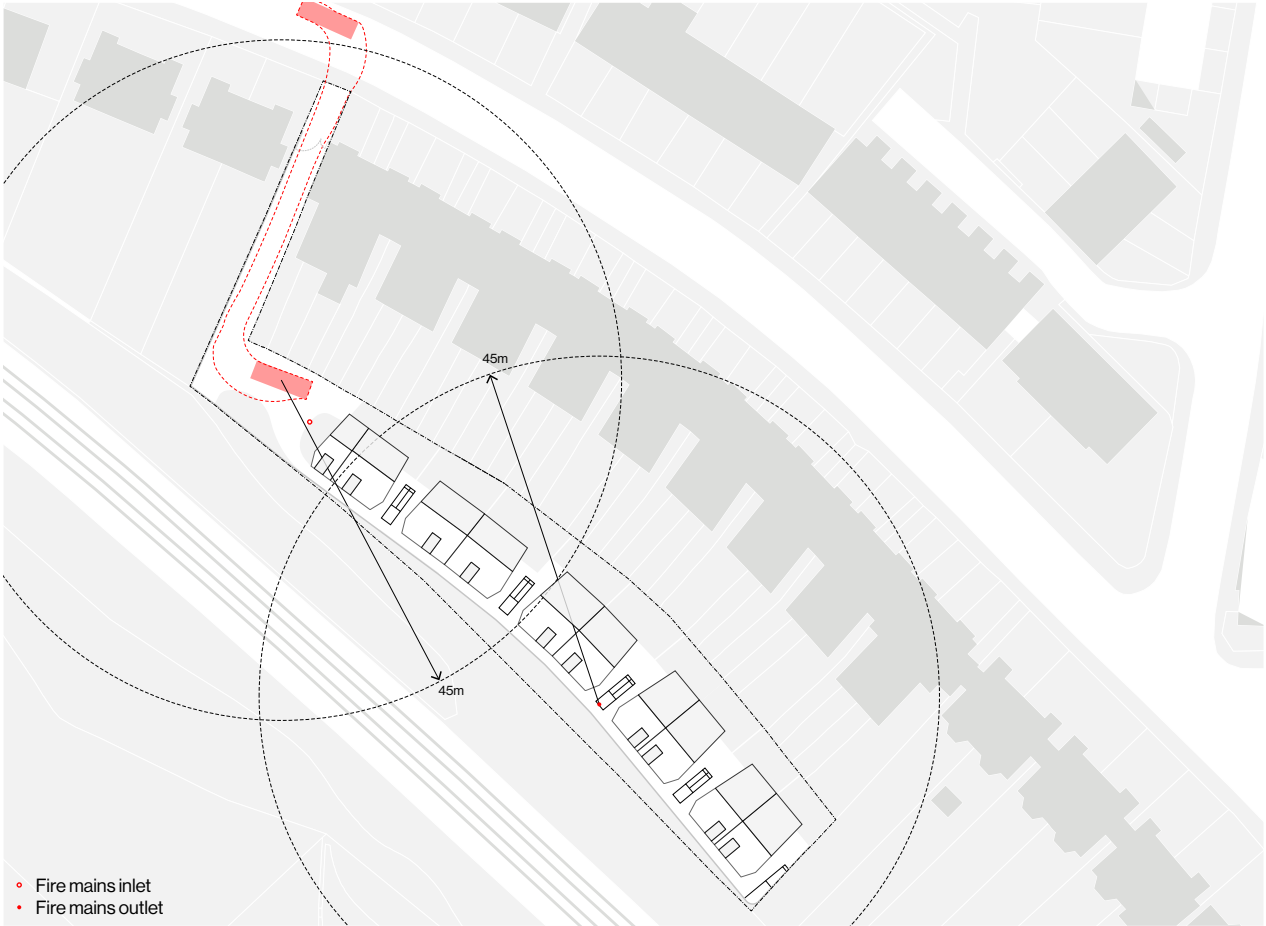


Profile of a graded woodland edge





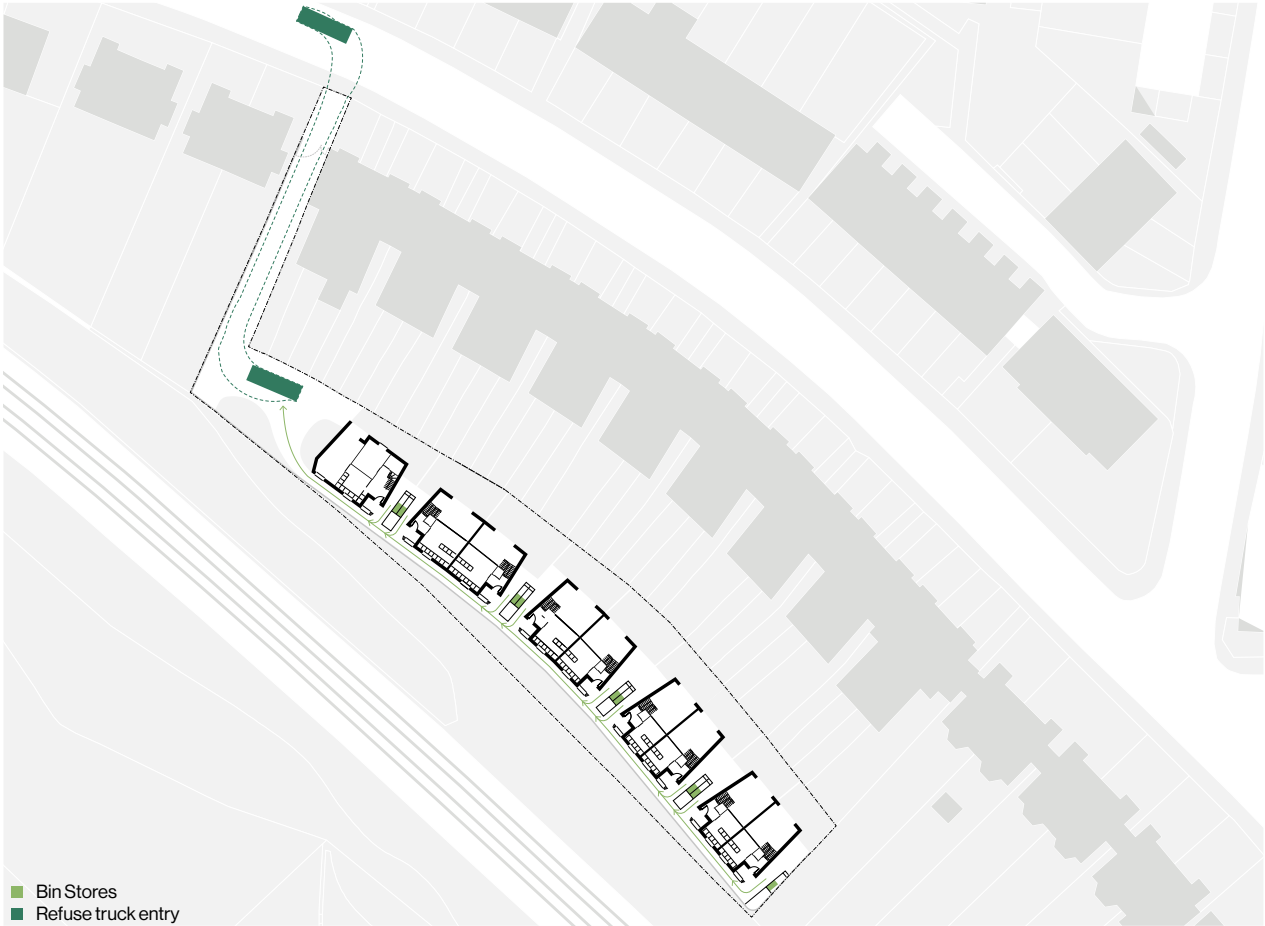
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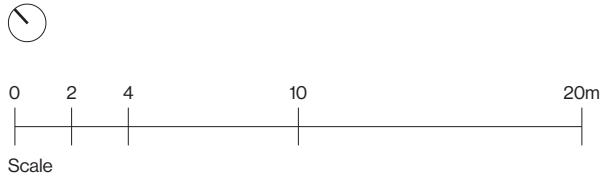
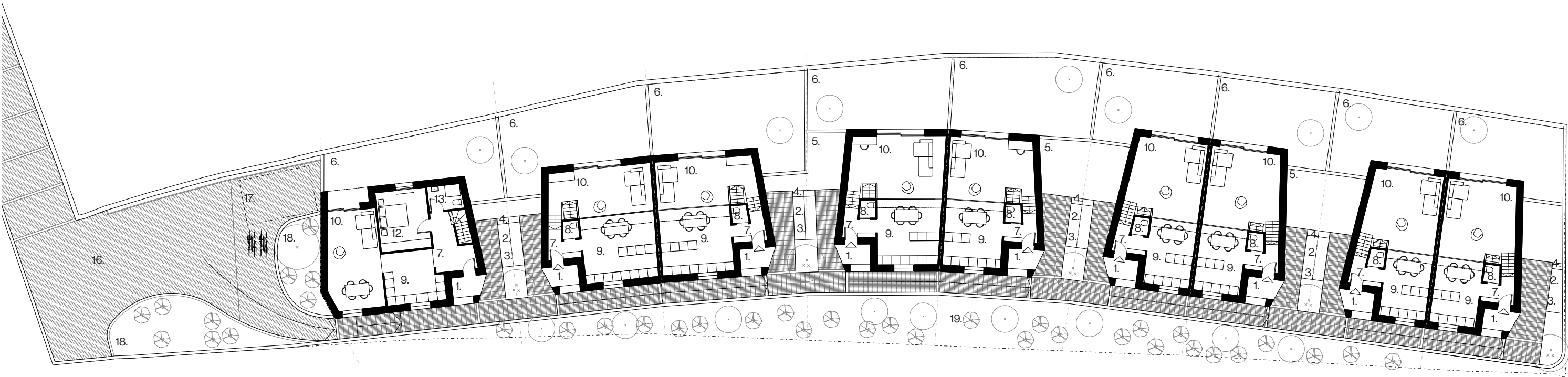
Emergency Access



Landscape

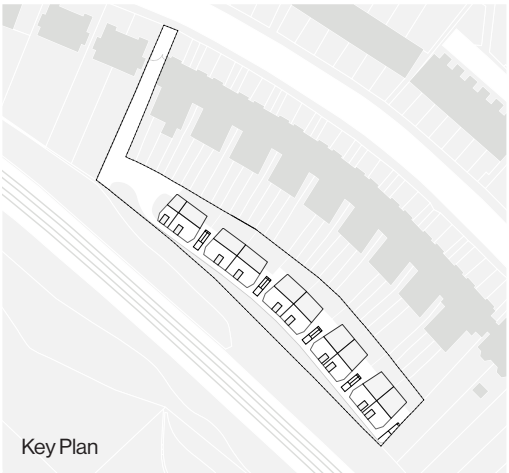
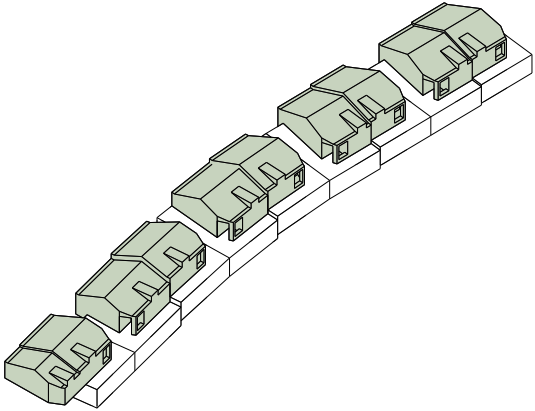


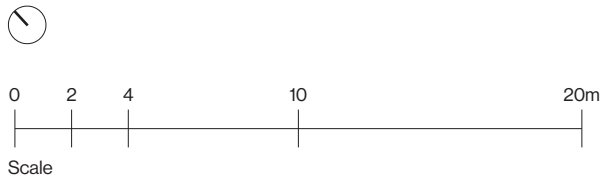
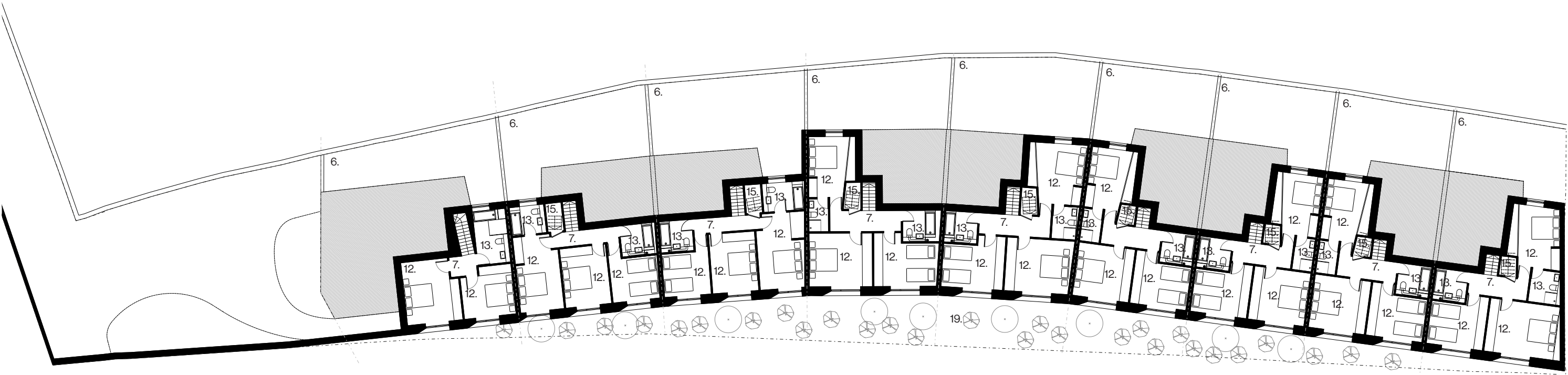
Refuse



First Floor Plan

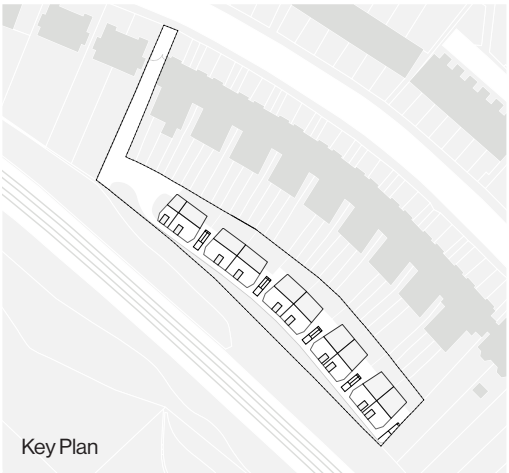
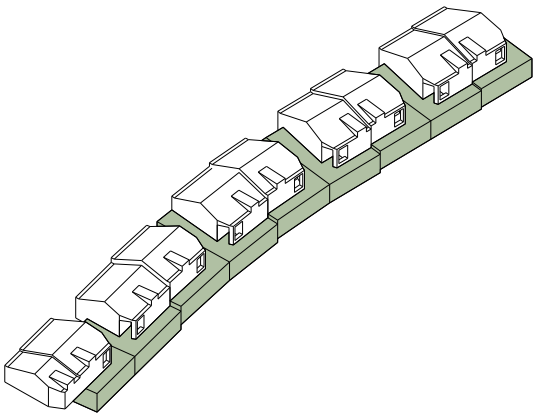
- | | |
|--------------------------|----------------------------|
| 1. Covered Entrance | 11. Study Area |
| 2. Bin Store | 12. Bedroom |
| 3. Bike Store | 13. Bathroom |
| 4. Air Source Heat Pump | 14. Wardrobes |
| 5. Green Roof | 15. Utility/Storage |
| 6. Private Garden | 16. Turning Area |
| 7. Hallway | 17. Blue Badge Parking Bay |
| 8. WC | 18. Planted Area |
| 9. Kitchen / Dining Room | 19. Ecology Gardens |
| 10. Living Room | |



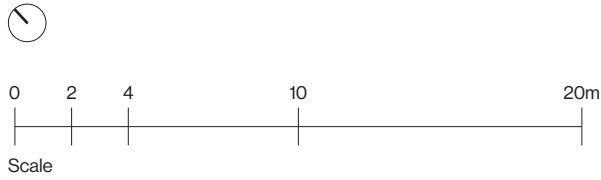
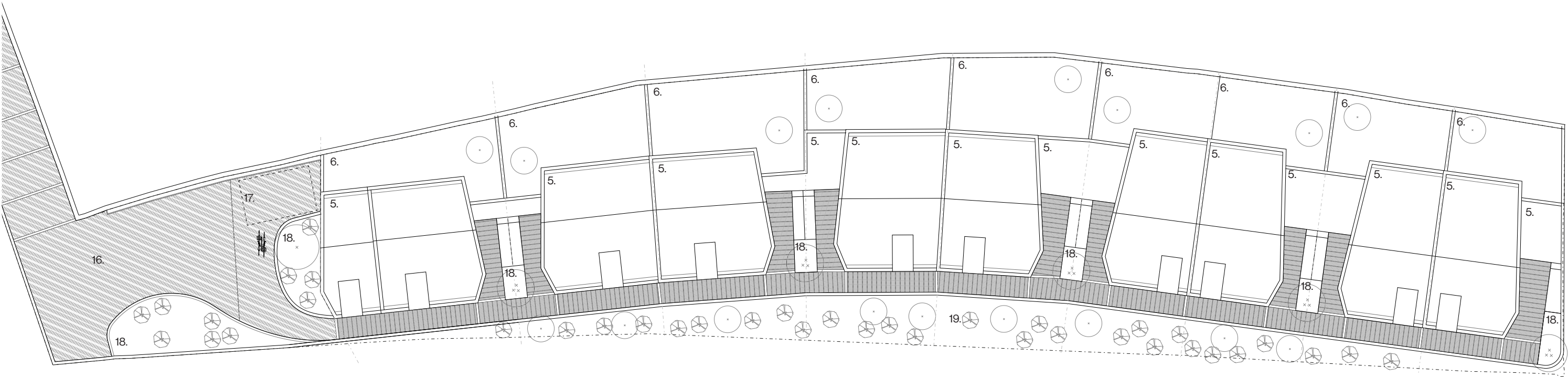


Ground Floor Plan

- | | |
|--------------------------|----------------------------|
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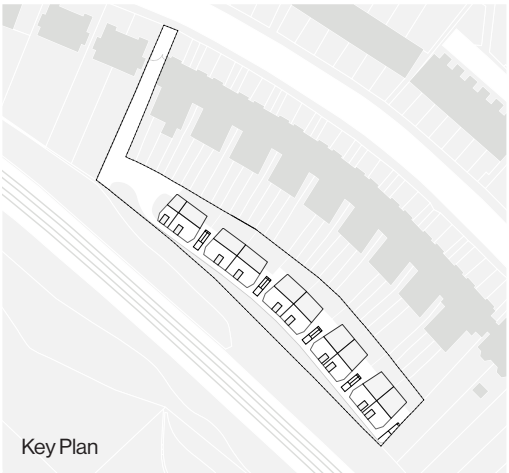
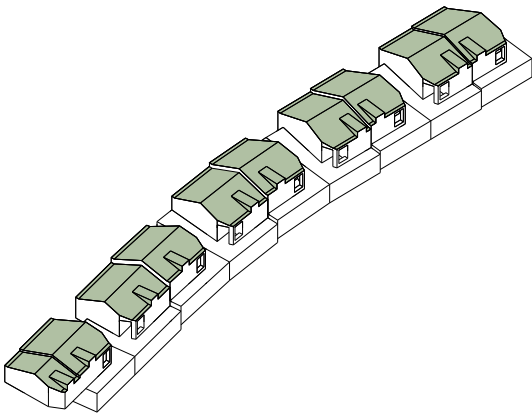


Key Plan

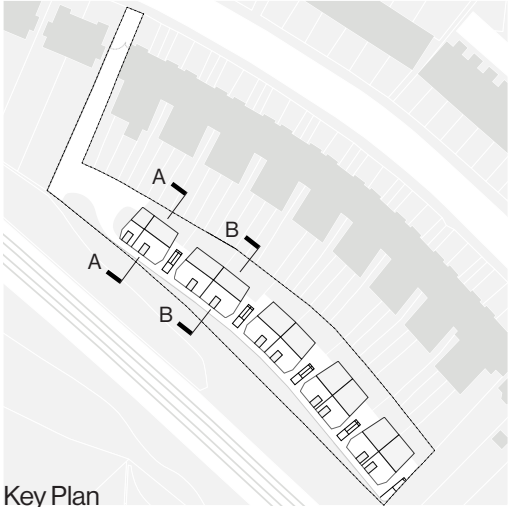


Roof Plan

- | | |
|--------------------------|----------------------------|
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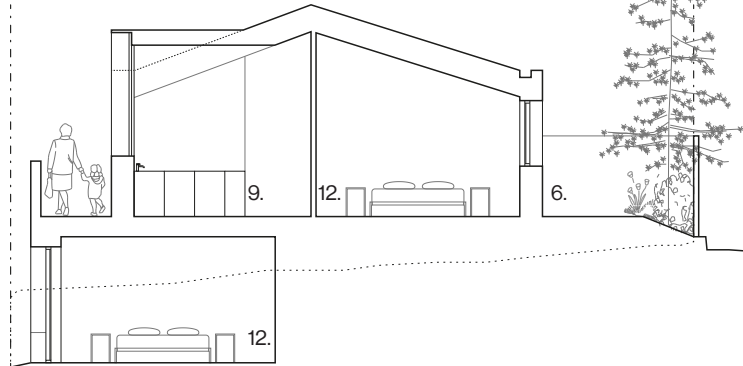
Key Plan



Section A-A



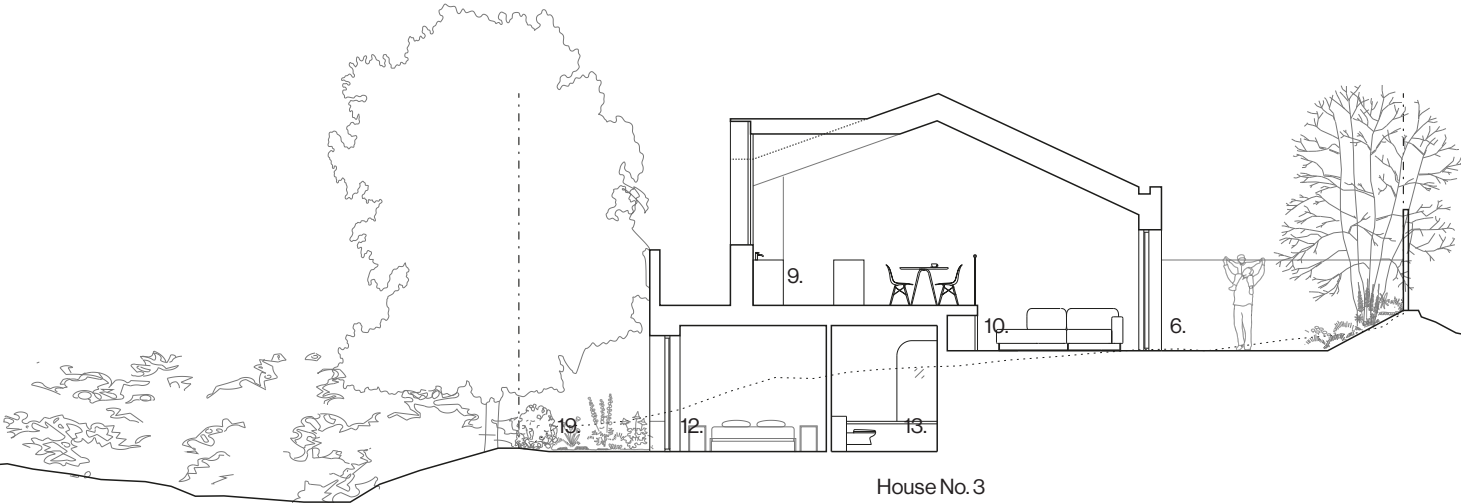
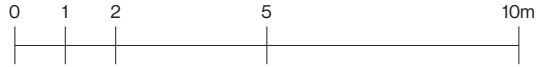
- | | |
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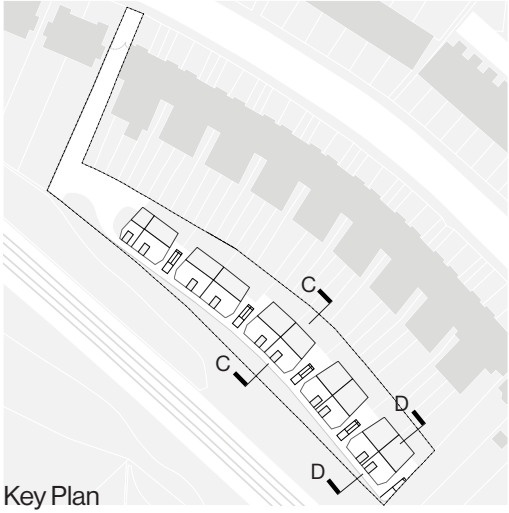
Auckland Hill No. 133-137

Auckland Hill

Section B-B



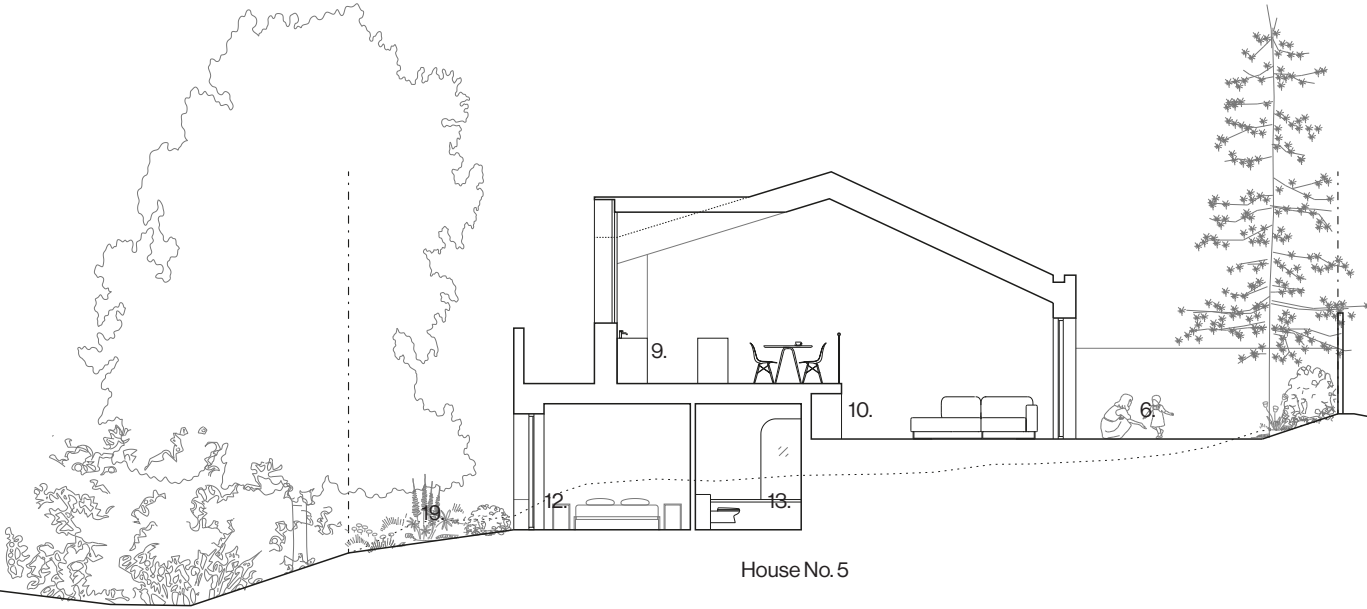
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Section C-C

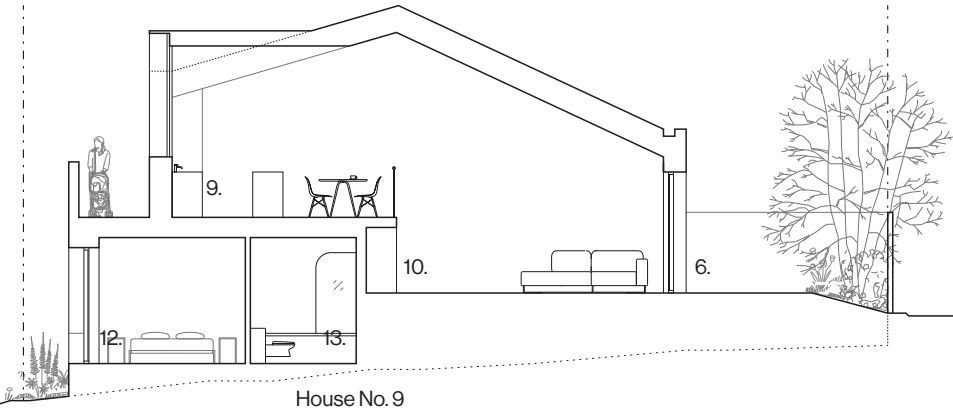
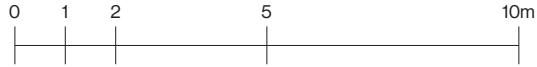


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Auckland Hill No. 85-91

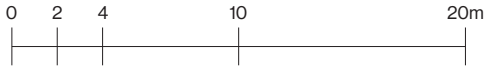
Section D-D



Auckland Hill No. 55-59



South Elevation



North Elevation

